## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No.02041 DATE: November 14,2002

Fallbrook 6<sup>th</sup> Addition

SCHEDULED PLANNING COMMISSION MEETING: DATE: November 27, 2002

**PROPOSAL:** A final plat consisting of 52 lots and one outlot.

LAND AREA: 118.6 acres more or less.

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

# RECOMMENDATION:

Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See legal description on the attached final plat.

**LOCATION:** N. 1<sup>st</sup> St. & Humphrey Ave.

**APPLICANT:** James P. Abel

NEBCO, Inc. 1815 "Y" St.

Lincoln, NE 68508 (402) 464-1212

**OWNER:** same as applicant

**CONTACT:** Michael R. Johnson

Olsson Associates 1111 Lincoln Mall Lincoln, NE 68508 (402) 474-6311

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** vacant

Final Plat No.02041 Page 2

### **SURROUNDING LAND USE AND ZONING:**

North: AG Agriculture South: R-3 Residential East: AG Agriculture West: AG Agriculture

R-3 residential

### **HISTORY:**

Oct. 30, 2002 Planning Commission approved Fallbrook 4<sup>th</sup> Addition

Sept. 19, 2002 Planning Director approved Fallbrook 5<sup>th</sup> Addition

Aug. 19, 2002 City Council approved Special Permit 1808B, Fallbrook Community Unit

Plan.

May 14, 2002 Planning Director approved Fallbrook 3<sup>rd</sup> Addition

**Feb. 4, 2002** Planning Director approved Fallbrook 2<sup>nd</sup> Addition

Aug. 22, 2001 Planning Commission approved Fallbrook 1<sup>st</sup> Addition

**Nov. 29, 2000** Planning Commission approved Fallbrook Addition

Jan. 18, 2000 City Council approved Fallbrook Preliminary Plat

**UTILITIES**: available

**TRAFFIC ANALYSIS:** N. 1<sup>st</sup> Street is classified as an arterial; all other streets are local streets.

### **ANALYSIS:**

- 1. The final plat conforms to the approved preliminary plat.
- 2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Certificate of Deposits have been accepted for the completion of sidewalks, street trees and landscape screen.

Final Plat No.02041 Page 3

3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.

4.	A subdivision	agreement	is	required	and	will	be	submitted	to	the	owners	for	their
	signature.												

Tom Cajka Planner

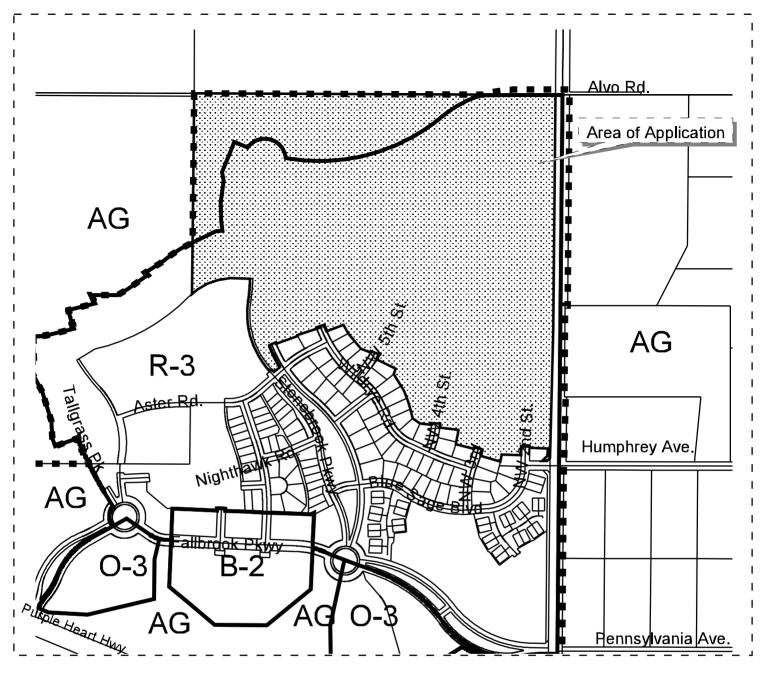
F:\FILES\Planning\PC\FP\02000\FP02041fallbrook6th.tjc.wpd



Final Plat #02041 Fallbrook 6th Add Hwy 34 & N. 1st



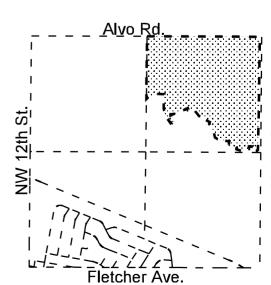
Photograph Date: 1997 & 1999



# Final Plat #02041 Fallbrook 6th Add Hwy 34 & N. 1st

# Zoning:

Residential District R-1 to R-8 One Square Mile Agricultural District AG AGR Agricultural Residential District Residential Convervation District Office District Sec. 34 T11N R6E 0-1 0-2 Suburban Office District Office Park District
Residential Transition District
Local Business District Planned Neighborhood Business District Commercial District Lincoln Center Business District Planned Regional Business District Interstate Commercial District Highway Business District Highway Commercial District Zoning Jurisdiction Lines General Commercial District I-1 I-2 I-3 Industrial District Industrial Park District Employment Center District Public Use District City Limit Jurisdiction m:\plan\arcview\02\_fp\fp02041.apr



# FALLBROOK 6TH ADDITION

FINAL PLAT THIS PLAT BASED UPON PRELIMINARY PLAT NO. 99023 FOR FALLBROOK ADDITION

INDEX OF SHEETS SHEET 1: COVER SHEET INDEX OF SHEETS, PLANNING COMMISSION APPROVAL SHEET 2: PLAT, LOT AREA TABLE, CURVE DATA TABLE SHEET 3: PLAT SHEET 4: PLAT SHEET 5: PLAT SHEET 6: SURVEYORS CERTIFICATE, DEDICATION, ACKNOWLEDGMENT, SHEETS 2 SHEETS 3 SHEETS 4 SHEETS 5 PLANNING COMMISSION APPROYAL DE LINCOUN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED 19TH OFFER OF EDUCATION ON THIS DAY OF BY RESOLUTION NO. ATTEST: CHAIR NOT TO SCALE

1:200124-1

# FALLBROOK 6TH ADDITION

FINAL PLAT THIS PLAT BASED UPON PRELIMINARY PLAT NO. 99023 FOR FALLBROOK ADDITION

> 2576.37 89<u>\*49</u>`23"[



L	OT AREA TAB	LE						
BLOCK 1								
LOT NUMBER	AREA IN SE	AREA IN AC.						
LOT 1	10,682.78 SF	0.24 AC						
LOT 2	13,921.36 SF	0,31 AC						
LOT 3	13,768.45 57	0.31 AC						
LOT 4	12,954.11 SF	0.29 AC						
LOT 5	12,812.78 SF	0.29 AC						
LOT 6	15,402.68 SF	0.35 AC						
BLOCK 2								
LOT NUMBER	AREA IN SE	AREA IN AC.						
LOT 1	11,961,05 SF	0.27 AC						
LOT 2	12,354,04 SF	0.28 AC						
LOT 3	11,929.89 SF	0.27 AC						
LOT 4	12,276.13 SF	0.28 AC						
LOT 5	11,745.09 95	0.26 AC						
LOT 6	11,128.58 SF	0.25 AC						
LOT 7	10,996.59 SF	0.25 AC						
LOT 8	10,646.91 55	0.24 AC						
LOT 9	10,113.33 SF	0.23 AC						
LDT 10	10,138,44 55	0.23 AC						
LQT 11	10,167.75 SF	0.23 AC						
LOT 12	10,282.99 SF	0,23 AC						
LOT 13	10,645.97 SF	0.24 AC						
LOT 14	10.827.32 55	0.24. AC						
LOT 15	10,989.62 SF	0.25 AC						
LOT 16	11,622.14 SF	0.26 AC						
LOT 17	12,087.38 SF	0.27 AC						

	WI WERE IN						
BLOCK 1							
LOT NUMBER	AREA IN SE	AREA IN AC.					
LOT 1	10,682.78 SF	0.24 AC					
LOT 2	13,921.36 SF	0,31 AC					
LOT 3	13,768.45 57	0.31 AC					
LOT 4	12,954.11 SF	0.29 AC					
LOT 5	12,812.78 SF	0.29 AC					
LOT 6	15,402.68 SF	0.35 AC					
BLOCK 2							
LOT NUMBER	AREA IN SE	AREA IN AC.					
LOT 1	11,961,05 SF	0.27 AC					
LOT 2	12,354,04 SF	D.28 AC.					
LOT 3	11,929.89 SF	0.27 AC					
LOT 4	12,276.13 55	0.28 AC					
LOT 5	11,745.09 SF	0.26 AC					
LOT 6	11,128.58 SF	0.25 AC					
LOT 7	10,996.59 SF	0.25 AC					
LOT 8	10,646.91 55	0.24 AC					
LOT 9	10,113.33 SF	0.23 AC					
LOT 10	10,138,44 55	0.23 AC					
LOT 11	10,167.75 SF	0.23 AC					
LOT 12	10,282.99 SF	0.23 AC					
LOT 13	10,645.97 SF	0,24 AC					
LOT 14	10.827.32 SF	0.24, AC					
LOT 15	10,989.62 SF	0.25 AC					
LOT 16	11,622.14 SF	0.26 AC					
LOT 17	12,087.38 SF	0.27 AC					
LDT 18	12,773.03 SF	0.29 AC					

LOI 2	9,750.00 \$1	0.22 AC
LOT 3	9,750.00 SF	0.22 AC
LOT 4	9,852.17 \$7	0.22 AC
LOT 5	12,107.78 5	0.27 AC
LOT 6	12,912.52 SF	0.29 AC
LOT 7	9,665.34 SF	0.22 AC
	BLOCK 4	
LOT NUMBER	AREA IN SE	AREA IN AC.
LOT 1	13,247.27 5	0.30 AC
LOT 2	11,010.85 SF	0.25 AC
LOT 3	11,041.42 SF	0.25 AC
LOT 4	11,146.77 SF	0.25 AC
LOT 5	11,327.46 SF	0.25 AC
LQT 6	12,073.84 5	0.27 AC
LQT 7	11,297.37 SF	0.25 AC
LOT B	10,602.00 SF	D.24 AC
LOT 9	10,004.02 SF	0.22 AC
LOT 10	9,951.28 SF	0.22 AC
LOT II	9,977.61 SF	0.22 AC
LQT 12	12,224.52 SF	0.28 AC
	BLOCK 5	
LOT NUMBER	AREA IN SF	AREA IN AC.
LQT 1	12,705.95 5	0.29 AC
LOT 2	11,706.05 SF	0.25 AC
LOT 3	11,002.66 SF	0.25 AC
LOT 4	10,704.34 SF	0.24 AC
LOT 5	10,931.21 SF	0.25 AC
LQT 6	9,971.49 SF	0.22 AC
LOT 7	10,454.B2 SF	0.24 AC
LOT 8	11.560.35 SF	0.25 AC
LOT 9	9,626.95 SF	0.22 AC
	OUTLOTS	
LOT NUMBER	AREA IN SE	AREA IN AC.
OUTLOT A	4,432,453,095/	101.75AC

BLOCK 3

9,750.00 SF

9,750.00 SF

AREA IN SF AREA IN AC.

0.22 AC

0.22 AC

LOT NUMBER

LOT 1

OUTLOT "A" BLANKET UTILITY EASEMENT THIS AREA IS RESERVED FOR FUTURE DEVELOPMENT

		CURV	E DATA	TABLE		
CURVE	DELTA ANGLE	RADRUS	TANCENT	LENGTH	CHORD	CHORD BEARING
1	2'09'45"	1230.00	23.21	46.42"	46.42	N14'26'01"E
2	0'29'24"	1170.00	5.00	10.00	10,00°	S13'35'50"W
3	2'29'30"	630.00	13.70	27.40	27.40	N05'40'18"E
4	1100'20"	570.00	5.00	10.00	10.00	\$04*55*43*W
5	7'11'48"	330.00	20.75	41,45	41,42	N22'32'41"E
6	2'07'20"	270.00	5.00	10.00	10.00	S20'00'27"W
7	3'51'13'	770.00	25.90	51,79"	51,78"	N21"23"56"W
8	0'41'25"	830.00*	5.00	10.001	10.00	S19'49'03"E
9	0'40'15"	869.00*	5.09"	10,18"	10.18"	N21'06'54"W
10	10"50"02"	919.00	87.15	173.77	173.51	52643'48"E
11	49'25'00"	600.00*	276.18	517.67	501.76"	N16"24'56"W
12	6'45'42"	1400.00	82.70	165.22	165.12"	N04"55"13"E
٨	14"00"52"	1000.00	122.91	244.50	243.99	\$20'35'01"E
В	32'01'00"	600.00	172.14	335.28	330.93	\$11'34'58TE
C	27"27"21"	1200.00	293.15	575.03'	569.55'	S00'22'31 E
D	17'47'24"	1500.00	234.76	485.74"	463.87	S07'54'13"E

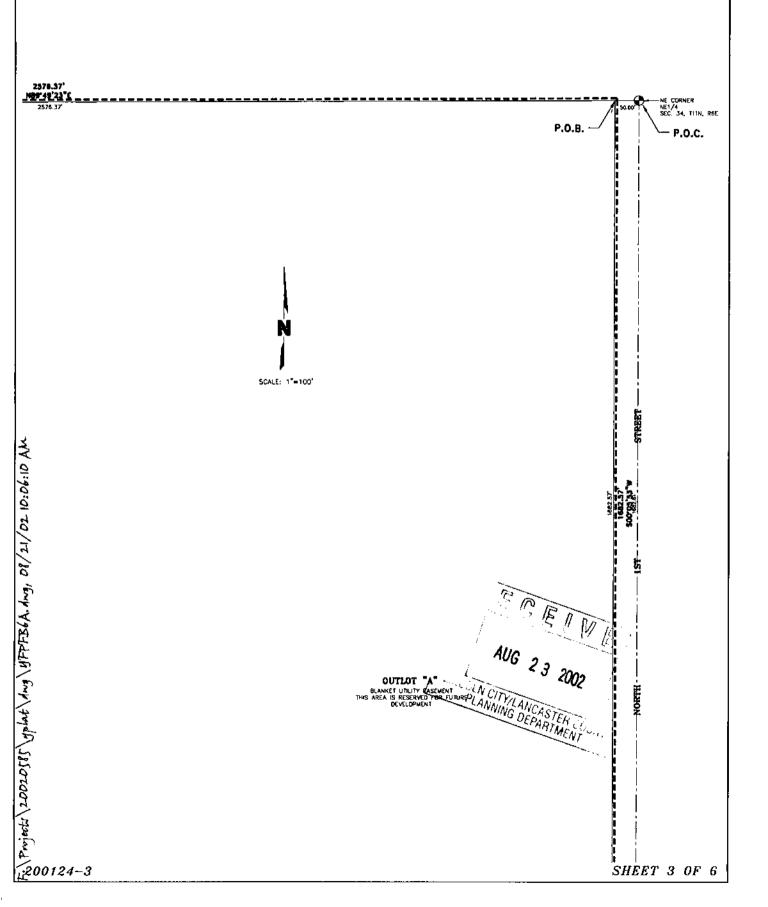
200124-2

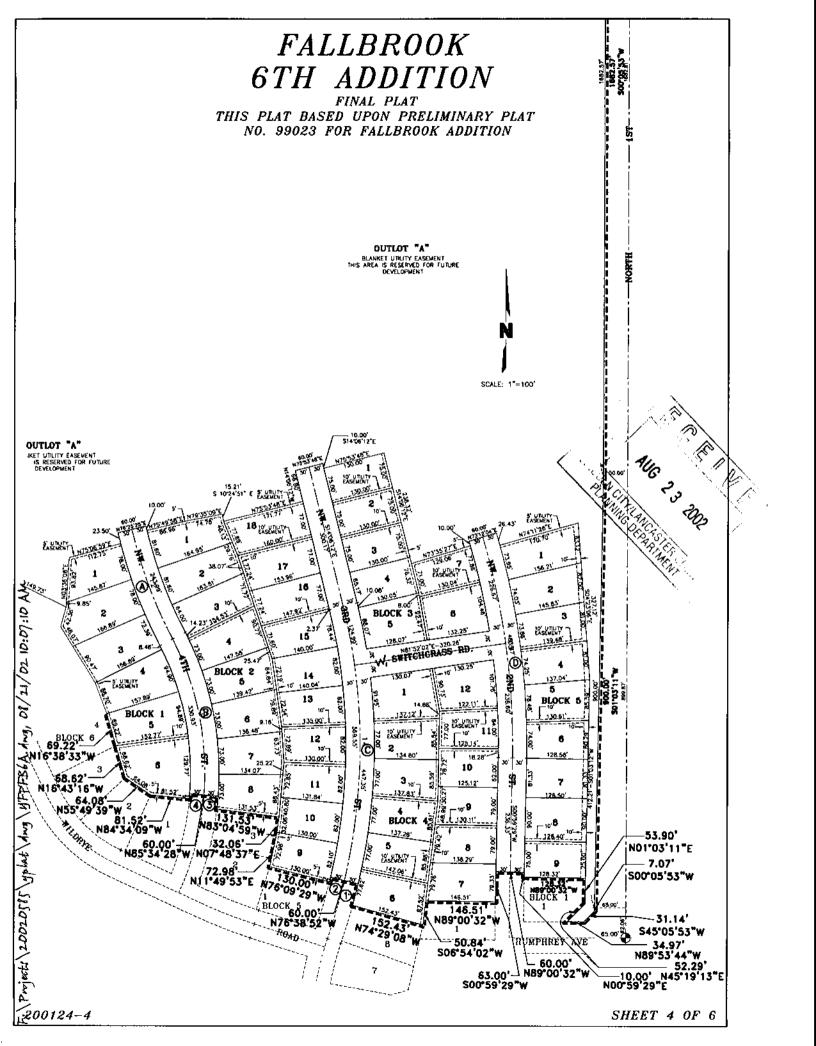
Projects 1. 2022 OF PORTING MAY DEPERTA dry 01/21/02-10:05:25 AM

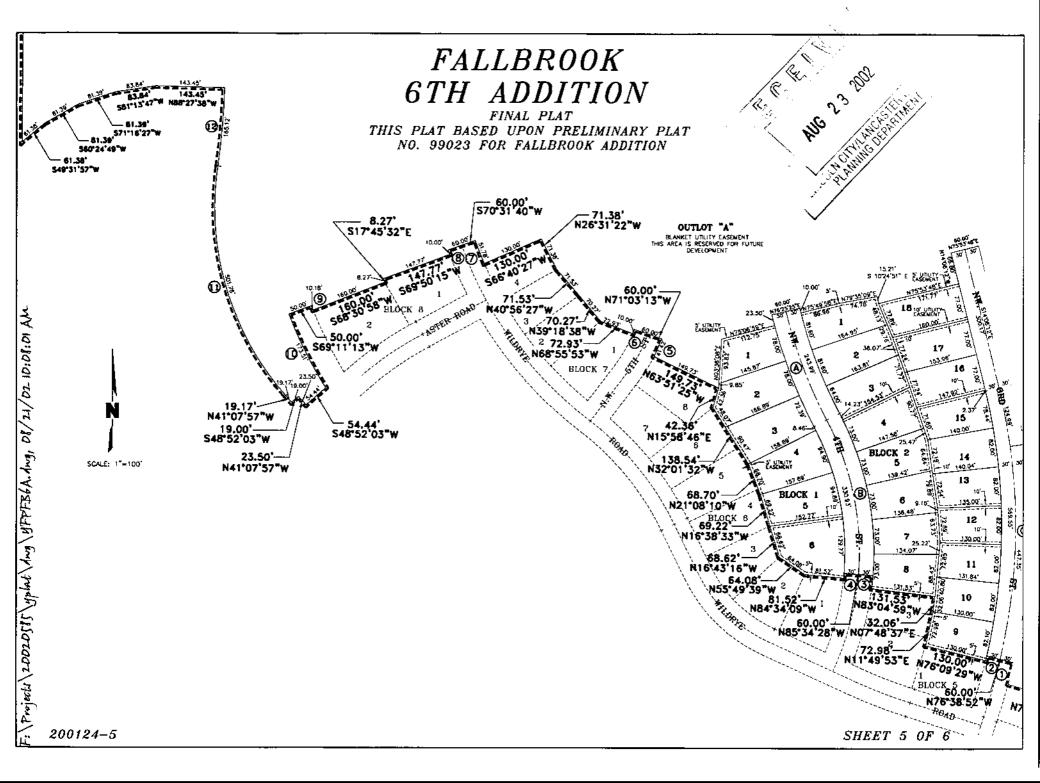
SHEET 2 OF 6

# FALLBROOK 6TH ADDITION

FINAL PLAT THIS PLAT BASED UPON PRELIMINARY PLAT NO. 99023 FOR FALLBROOK ADDITION







# $\overline{FALLBROOK}$ 6TH ADDITION

FINAL PLAT THIS PLAT BASED UPON PRELIMINARY PLAT NO. 99023 FOR FALLBROOK ADDITION

#### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSE TO BE SURVEYED THE SUBDIVISION TO KNOWN AS FALLBROOK ETH ADDITION. A SUBDIVISION COMPOSED OF OUTLOT "S" OF FALLBROOK ADDITION, ALL LOCATED IN SECTION 34, TITM, RES. OF THE ETH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

I HEREET CERTY THAT I HAVE COURS TO BE SUBMENT ON BE SUBMENT ON THE STATE OF THE ST

7, OF FALLBROOK ADDITION, A DISTANCE OF 71.36 FEET TO THE NORTHEAST CORNER OF SAID LOT
4, BLOCK 7, OF FALLBROOK ADDITION; THENCE SOUTH 68 DEGREES 40 WINDTES 27 SECONDS
WEST ALONG A SCUTH LINE OF SAID OUTLOT "S. SAID LINE ALSO BEING THE NORTH-LINE OF SAID
LOT 4, BLOCK 7, OF FALLBROOK ADDITION, A DISTANCE OF 130,00 FEET TO A POINT ON THE EAST
RICHT-OF-WAY LINE OF MILDRYE ROAD; THENCE ALONG A CURKE WA DOWNTH-CLOCKWISE
RICHT-OF-WAY LINE OF MILDRYE ROAD; THENCE ALONG A CURKE WA DOWNTH-CLOCKWISE
RICHT-OF-WAY LINE OF MILDRYE ROAD; THENCE ALONG A CURKE WA DOWNTH-CLOCKWISE
RICHT-OF-WAY LINE OF SAID OUTLOT "S", SAID ALSO BEING THE EAST RICHT-OF-WAY LINE OF
MILDRYE ROAD, AND CHORD LENGTH OF STIPS TEET TO A POINT, THENCE SOUTH 70 DEGREES 31
MINUTES 13 SECONDS. AC CHORD BERNING OF MORTH 21 DEGREES 25 WINNIES SA SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "S", A DISTANCE OF 60 AD
MILDRYE ROAD, AND CHORD LENGTH OF STIPS TEET TO THE POINT, TO THE WEST RICHT-OF-WAY LINE OF MILDRYE ROAD, BEINCE ALONG A COURTE
IN A CLOCKWISE DIRECTION, HAYMOR A RADOUS OF BOAD OF THE TO THE POINT ON THE WEST RICHT-OF-WAY LINE OF MILDRYE ROAD,
WEST RICHT-OF-WAY LINE OF WILDRYE ROAD,
WEST RICHT-OF-WAY LINE OF MILDRY ROAD,
WEST RICHT-OF-WAY LINE OF MILDRY ROAD,
WEST RICHT-OF-WAY LINE OF MILDRY ROAD,
WORTH-CAST CORNER OF LINE BOOK AS OUTH LINE OF SAID OUTLOT "S", SAID LINE ALSO BEING THE
WOST RICHT-OF-WAY LINE OF WILDRY ROAD,
WOST RICHT-OF-WAY LINE OF SAID OUTLOT "S", SAID LINE ALSO BEING THE
WOST RICHT-OF-WAY LINE OF SAID OUTLOT "S", SAID LINE
WOST RICHT-OF-WAY LINE OF SAID OUTLOT "S", SAID LINE
WOST RICHT-OF-WAY LINE OF SAID OUTLOT "S", SAID LINE
WOST RICHT-OF-WAY LINE OF SAID OUTLOT "S", SAID LINE ALSO BEING THE ADDITION OF SAID OUTLOT "S", SAID LINE ALSO BEING THE SAIS RIGHT-OF-WAY LINE OF SAID OUTLOT "S", SAID LINE ALSO BEING THE SAIS RIGHT-OF-WAY LINE OF SAID OUTLOT "S", A DISTANCE OF SOUT

SAID TRACT CONTAINS A CALCULATED AREA OF 118.6 ACRES, OR 5.166,063.50 SQUARE FEET, MORE OR LESS

PERMAMENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CHRYATURE AS SHOWN ON THE PLAT INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CHRYATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE 26 OF THE LINGOLM MULLIPORAL COOR TEMPRORARY MARKERS MAYE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLM A STAKING SHOND TO INSIDE THE PLACED AT ALL LOT CORNERS FRIGHT OT THE CONSTRUCTION OUT OF CONTEXTANCE OF ANY LOT SHOWN ON THIS FINAL PLAT, ALL DIMENSIONS ARE CHOKED WEST-SURFEINENCES OTHER MOST SHOWN. AND ARE IN FEET AND ECHANAL OF A FOOL CHOKED WEST-SURFEINENCES OTHER MOST SHOWN AND ARE IN FEET AND ECHANALS OF A FOOL

DATE

WICHAEL R. JOHNSON OLSSON ASSOCIATES 1111 LINCOLN MALL LINCOLN, NE. 68508

L.S. NUMBER



#### DEDICATION

THE FORECOING PLAT, IS KNOWN AS FALEBROOK SPH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT S" OF FALEBROOK ADDITION, ALL LOCATED IN SECTION 34, TITN, RRE. OF THE 8PM. CITY LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CRITICAR. THIS DEDICATION IS MADE WITH THE FREE COMSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSCORD, SOLE OWNERS,), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERFECTIVITY IN THE CITY OF LINCOLN, REBRASKA. A MONICOPAL CORPORATION, ALL TELL OF LINCOLN, REBRASKA, A MONICOPAL CORPORATION, ALL TELL OF LINCOLN, REBRASKA, A MONICOPAL CORPORATION, ALL TELL OF LINCOLN, REBRASKA, A MONICOPAL CORPORATION ALL TELL OF LINCOLN, RESPONSIVE OF CONSTRUCTION, REPLACULARLY, REPAIRS, TO ALLOW INTERY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACULARLY, REPAIRS, AND COPERATION AND MAINTENANCE OF WIRES, CABLES, COMMUNIS, FIXTURES, POLES, TOWERS, PIPES AND CAULIFURENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS: TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS, STORM DRAINS, WATER MAINS AND ALL APPURTENANCES THERETO, OYER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FORECOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UMDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR ORAINAGE EASEMENT SHOWN THERON.

THE CITY OF LINCOLM, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY SHOWN THEREON.

THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRAIN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY CRAINTED THE RIGHT OF SUCH USE.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO NORTH 1ST STREET AND HUMPHREY AVENUE FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

any relocation of existing facilities will be at the owner/developer's expense. pprox

WITNESS MY HAND THIS \_\_\_\_\_DAY OF\_\_

JAMES P. ABEL, PRESIDENT NEGCO, INC., A NEBRASKA CORPORATION FORMERLY ABEL INVESTMENT COMPANY

ACKNOWLEDGMENT OF NOTARY

ON THIS DAY OF 2Q BEFORE ME, THE UNDERSIGNED, A I DULY COMMISSIONED, WAS THE PRESONAL WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON HYGES NAME PLAT AS PRESIDENT OF NEBCO INC. A NEBRASKA CORPORATION, FORMERLY ABEL COMPANY AND HE ACKNOWLECCES THE EXECUTION THEREOF TO BE HIS VOLUNTAR AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC